

2022 Preliminary Valuation	9,764,370.00
Mil Levy	0.0050

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

	2021 Amended Budget	2021 Audited Actual	2022 Approved Budget	2022 Amended Budget	11/28/2022 2022 YTD Actual	2022 Projected Year End	2023 Approved Budget
GENERAL FUND Revenues							
42000 · Routt County Property Tax Revenues	7,880	7,880	46,435	46,437	46,437	46,437	48,822
Interest on tax collections	31	31		42	42	42	
42100 · RouttCty Specific Ownership Tax	566	566	400	2,900	2,721	2,900	2,000
Property Tax Abatements	0			(2,120)	(2,120)	(2,120)	
Abatement Interest	0			(105)	(105)	(105)	
Processing fees	9,120	9,120		0			
Total 40000 · GENERAL FUND - Revenue	17,598	17,598	46,835	47,154	46,975	47,154	50,822
GENERAL FUND Expenditures							
60001 · ADMINISTRATIVE EXPENSES							
62900 · Collection Fees (Cty Treas.)	237	237	1,393	1,329	1,329	1,329	1,465
60400 · Dues, Subscriptions, Fees	798	798	500	340	340	340	400
61300 · Insurance	5,300	5,300	7,210	5,100	5,100	5,100	6,000
62250 · Office Expense	1,585	1,585	3,700	900	1,049	1,400	1,500
Software	0			1,950	163	1,950	1,000
Website	0			350	250	350	600
62310 · Accounting Fees	13,808	13,808	16,000	22,000	17,501	22,000	30,000
Administrative Reimbursement	0						15,000
62320 · Audit Fees	4,700	4,700	5,500	5,500		5,500	5,500
62340 · Consulting Fees	0	0	3,000			0	3,000
162350 · Legal Fees	12,390	12,390	10,500	10,000	8,036	10,000	7,500
Total Administrative Expense	38,818	38,818	47,803	47,468	33,766	47,968	71,965
64000 · INFRASTRUCTURE EXPENSES							
64510 · Snow Removal	21,976	21,976	46,000	30,000	20,281	30,000	40,000
64520 · Road Repairs							20,000
65000 · AMENITY BUILDINGS							
CONTINGENCY				10,000			20,000
Total 60000 · G & A / GENERAL FUND Expenses	60,795	60,795	93,803	87,468	54,047	77,968	151,965
REVENUE OVER (UNDER) EXPENDITURES	(43,197)	(43,197)	(46,968)	(40,314)	(7,073)	(30,814)	(101,143)
OTHER FINANCING SOURCES (USES)							
41000 · HOA Contribution-GenFundPortion	90,000	90,000	50,000	50,000	50,000	50,000	40,000
Transfer (To) Other Fund (Debt Svc. Fund)	(2,000)	(2,000)					
Transfer From Other Fund (Water)							
Transfer From Other Fund (Debt Svc)							
Total Other Financing Sources & Uses	88,000	88,000	50,000	50,000	50,000	50,000	40,000
FUND BALANCE - BEGINNING	6,231	6,231	42,883	51,034	51,034	51,034	70,220
Restricted Funds:							
Emergency reserves - 3% of GF Revenues	2,000	2,000	2,905	2,915	2,909	2,915	2,725
Unrestricted fund balance	49,034	49,034	43,009	57,805	91,052	67,305	6,352
FUND BALANCE - ENDING	51,034	51,034	45,914	60,720	93,961	70,220	9,077

2022 Appropriation	139,717	87,468	87,468	151,965	2023
2022 Expenditures	(93,803)	(87,468)	(77,968)	(151,965)	2023
Appropriation over(under) expenditures	45,914	0	9,500	0	

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

	2021 Amended Budget	2021 Audited Actual	2022 Approved Budget	2022 Amended Budget	11/28/22 2022 YTD Actual	2022 Projected Year End	2023 Proposed Budget
CAPITAL PROJECTS Revenues							
Investment Income - Project fund	176	176	0	4,900	3,822	4,900	
Total 50000 · CAPITAL PROJECTS - Revenue	176	176	0	4,900	3,822	4,900	0
CAPITAL PROJECTS Expenditures							
roadwork 2020							
Water System Upgrades			225,000				
Water Meters			22,000				
Guard Rail Replacement	38,210	38,210	15,000				
Rockledge Road/Panorama Drive	39,175	39,175	1,200,000	725,000	721,374	725,000	300,000
Add Well #5			30,000				
Amenity Buildings							25,000
CONTINGENCY							
Total 60000 · CAPITAL PROJECTS Expenditures	77,385	77,385	1,492,000	725,000	721,374	725,000	325,000
REVENUE OVER (UNDER) EXPENDITURES	(77,209)	(77,209)	(1,492,000)	(720,100)	(717,552)	(720,100)	(325,000)
OTHER FINANCING SOURCES (USES)							
50200 · HOA Contribution to Capital Reserves	36,000	36,000	70,000	70,000	70,000	70,000	0
50300 · Transfer Fee Revenue (HOA Contribution)	29,000	29,000	0	40,000	0		40,000
Transfer IN from Bond Proceeds- 2011 series fund	102	102					
Transfer IN From Bond Proceeds- PROJECT FUND	1,394,868	1,394,868					
Transfer unused Rockledge road allocation to Debt Service Fund				(475,000)	(414,000)	(475,000)	300,000
Transfer IN From Other Fund (Water)	0		25,000				
Temporary AJE to adjust actuals to audit 12/31/2021	172,984	172,984		(172,984)	(172,984)	(172,984)	
Total Other Financing Sources & Uses	1,632,954	1,632,954	95,000	(537,984)	(516,984)	(577,984)	340,000
FUND BALANCE - BEGINNING	75,520	75,520	1,717,590	1,631,265	1,631,265	1,631,265	333,181
Funds Allocated							
Rockledge Road	1,160,825	1,160,825	0		478,626		
Unallocated Funds	470,440	470,440	320,590	373,181	(81,898)	333,181	348,181
FUND BALANCE - ENDING	1,631,265	1,631,265	320,590	373,181	396,728	333,181	348,181

2022 Appropriation	1,812,590	1,372,984	1,372,984	325,000	2023
2022 Expenditures	(1,492,000)	(1,372,984)	(1,372,984)	(325,000)	2023
Appropriation over(under) expenditures	320,590	0	0	0	

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
WATER ENTERPRISE FUND
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

	2021 Amended Budget	2021 Audited Actual	2022 Approved Budget	2022 Amended Budget	11/28/22 2022 YTD Actual	2022 Projected Year End	2023 Proposed Budget	
45000 · WATER ENTERPRISE FUND - Revenue								
47100 · Lease - Priest Creek Water Svc	9,176	9,176	9,543	9,337	9,337	9,337	9,507	
47200 · Water Tap Fees	147,930	147,930	98,000	132,393	115,353	132,393	60,000	
47300 · Water User Fees	5,264	5,264	9,240	7,440	7,220	7,440	35,000	
Total 50000 · WATER ENTERPRISE FUND - Revenue	162,370	162,370	116,783	149,170	131,910	149,170	104,507	
70000 · WATER ENTERPRISE FUND Operating Expenses								
70200 · Augmentation Water	4,350	4,350	8,200	8,200	8,200	8,200	8,200	
70400 · Professional Fees								
70710 · Legal	3,363	3,363	2,000	2,000	1,950	2,000	2,000	
70720 · Consulting	794	794		2,000	1,671	2,000	2,000	
70700 · Testing & Treatment	5,386	5,386	4,500	4,500	3,410	4,500	4,500	
70600 · Water Operator Services	21,778	21,778	21,900	23,000	18,673	23,000	24,000	
70900 · Utilities (Water Operations)	9,870	9,870	11,000	12,000	10,121	12,000	12,500	
71000 · Repairs & Maintenance General	15,536	15,536	30,000	30,000	6,838	15,000	15,000	
Repair & Maintenance Ditch & Headgates							15,000	
CONTINGENCY							20,000	
Total Operating Expenses	61,077	61,077	77,600	81,700	50,863	66,700	103,200	
CAPITAL EXPENDITURES								
Water System Upgrades	77,016	77,016		60,000	49,939	60,000	342,984	
Add Supply Well #5 (AKA Priest Creek Well #5)							40,000	
Add Steamboat Alpine Well #1								
TOTAL Capital Expenditures	77,016	77,016		60,000	49,939	60,000	382,984	
Total 70000 · WATER ENTERPRISE FUND Expenditures	138,093	138,093	77,600	141,700	100,802	126,700	486,184	
REVENUE OVER (UNDER) EXPENDITURES	24,278	24,278	39,183	7,470	31,108	22,470	(381,678)	
OTHER FINANCING SOURCES (USES)								
51000 · HOA Contribution Water Fund Portion							100,000	
Transfer (To) Other Fund (General)								
Transfer (TO)/FROM from Cap. Projects Fund			(25,000)					
Transfer FROM Bond Proceeds (debt Service)	250,000	250,000						
Temporary AJE to adjust actuals to audit 12/31/21	(172,984)	(172,984)		172,984	172,984	172,984		
Total Other Financing Sources & Uses	77,016	77,016	(25,000)	172,984	172,984	172,984	100,000	
FUND BALANCE - BEGINNING	9,279	9,279	74,527	110,572	110,572	110,572	306,026	
Allocated Capital Funds	5,000	5,000		117,984	128,045	117,984		
Operating Funds	105,572	105,572		173,042	186,619	188,042	24,349	
FUND BALANCE - ENDING	110,572	110,572	88,710	291,026	314,665	306,026	24,349	
			2022 Appropriation	191,310	141,700	141,700	486,184	2023
			2022 Expenditures	(102,600)	(141,700)	(126,700)	(486,184)	2023
			Appropriation over(under) expenditures	88,710	0	15,000	0	

ALPINE MOUNTAIN RANCH METROPOLITAN DISTRICT
DEBT SERVICE FUND
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 ACTUAL, BUDGET AND FORECAST FOR THE PERIODS INDICATED

	2021 Amended Budget	2021 Audited Actual	2022 Approved Budget	2022 Amended Budget	11/28/2022 2022 YTD Actual	2022 Projected Year End	2023 Proposed Budget
55000 · DEBT SERVICE Fund - Revenue							
56000 · Investment Income - Reserves	1,260	1,260	3,500	3,900	3,798	3,900	3,500
59000 · Assessments Revenue for Bonds	690,665	690,665	549,079	549,073	549,073	549,073	549,281
Early Payoff Transactions	613,698	613,698					
87000 · County Treasurer Fees	(20,720)	(20,720)					
Total 55000 · DEBT SERVICE Fund - Revenue	1,284,903	1,284,903	552,579	552,973	552,870	552,973	552,781
85000 · DEBT SERVICE Fund Expenditures							
Redeem 2011 Series Bonds	4,302,976	4,302,976					
2011 Series Bond Interest	248,497	248,497					
87000 · Interest Expense 2021 Series SID1	54,545	54,545	128,659	128,659	64,330	128,659	124,338
87000 · Bond Regular Principal Pmts-SID1	0	0	108,030	108,030	0	108,030	111,788
TOTAL SID1			236,689	236,689	64,330	236,689	236,126
87000 · Interest Expense 2021 Series SID2	0	0	217,390	217,390	137,369	217,390	156,822
87000 · Bond Regular Principal Pmts-SID2	0	0	80,500	80,500	0	80,500	141,833
TOTAL SID2			297,890	297,890	137,369	297,890	298,655
Early Payoff Principal Payments 2011 Series	0						
Early Payoff Principal Payments 2021 Series	381,473	381,473					
Reimburse Developer Rock Ledge Road				423,306	414,000	423,306	
Pay Down Principal Developer Note	2,000,000	2,000,000					
Cost of issuance 2021 Series bonds	413,985	413,985					
Collection Fees - DTA	9,000	9,000	9,500	9,056	9,056	9,056	9,500
88000 · Bond Administration Fees	2,000	2,000	5,000	5,000	5,000	5,000	5,000
Total 85000 · DEBT SERVICE Fund Expenditures	7,412,476	7,412,476	549,079	971,941	629,755	971,941	549,281
REVENUE OVER (UNDER) EXPENDITURES	(6,127,573)	(6,127,573)	3,500	4,337	(76,885)	(418,969)	3,500
OTHER FINANCING SOURCES (USES)							
Bond Proceeds Series 2021-A1	3,424,000	3,424,000					
Bond Proceeds Series 2021-A2	4,175,000	4,175,000					
Transfer (FROM) Other Fund				423,306	414,000	423,306	
Transfer to Project Funds	(1,644,970)	(1,644,970)					
Transfer From Other Fund (GENERAL)	2,000	2,000					
Total Other Financing Sources	5,956,030	5,956,030	0.00	423,306	414,000	423,306	0
FUND BALANCE - BEGINNING	737,981	737,981	572,246	566,438	566,438	566,438	570,774
Restricted Funds:							
Allocation to Debt Service Reserve Fund	563,720	563,720	563,720	563,720	563,720	563,720	563,720
Unrestricted Fund Balance	2,718	2,718	12,026	7,054	339,833	7,054	10,554
FUND BALANCE - ENDING	566,438	566,438	575,746	570,774	903,553	570,774	574,274

2022 Appropriation	561,105	971,941	971,941	549,281	2023
2022 Expenditures	(549,079)	(971,941)	(971,941)	(549,281)	2023
Appropriation over(under) expenditures	12,026	0	0	0	
District Wide Appropriations	2,704,722	2,574,094	2,574,094	1,512,430	2023
District Wide Expenditures	(2,237,482)	(2,574,094)	(2,549,594)	(1,512,430)	2023
	467,240	0	24,500	0	